

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Pelican Landing

2. Location (please be specific): East of Route 24 and Rd 279 intersection, Sussex County, DE

3. Parcel Identification #: 2-34-7.00, P. 88.00, 91.00, & 92.01 4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Pelican Landing – Route 24, LLC

Address: 5169 West Woodmill Drive, Suite 10

City: Wilmington

State: DE

Zip: 19808

Phone: 302-999-9200

Fax: 302-999-9257

Email: n/a

6. Applicant's Name: Pelican Landing – Route 24, LLC

Address: 5169 West Woodmill Drive, Suite 10

City: Wilmington

State: DE

Zip: 19808

Phone: 302-999-9200

Fax: 302-999-9257

Email: n/a

7. Project Designer/Engineer: McCrone, Inc

Address: 119 Naylor Mill Road, Bldg 1, Suite 6

City: Salisbury

State: MD

Zip: 21801

Phone: 410-548-1492

Fax: 410-548-2055

Email: hhearn@mccrone-inc.com

8. Please Designate a Contact Person, including phone number, for this Project: Jason Palkewicz, P.E. (410-548-1492)

Information Regarding Site:

9. Type of Review: ☒ Rezoning ☐ Comp. Plan Amendment (Kent County Only) ☐ Site Plan Review
☐ Subdivision

10. Brief Explanation of Project being reviewed:
Rezoning of three parcels from AR-1 to B-1 in order to allow commercial site development.

11. Area of Project(Acres +/-): 10.640+/- AC.

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Investment Level 1
☐ Investment Level 2 ☒ Investment Level 3 ☒ Investment Level 4 ☒ Environmentally Sensitive Developing
(Sussex Only)

13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.
n/a

14. Present Zoning: AR-1

15. Proposed Zoning: B-1

16. Present Use: Residential and Open Space

17. Proposed Use: Commercial Use

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: n/a

19. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☐

Sussex ☒

Suburban ☐

Inside growth zone ☐

Town Center ☐

Low Density ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☒

20. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: Private Company

Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project? 15,000 gpd

How will this demand be met? Private Company

21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: Private Company

22. If a site plan please indicate gross floor area: Approximately 100,000 S.F.

23. If a subdivision: ☐ Commercial ☐ Residential ☐ Mixed Use

24. If residential, indicated the number of number of Lots/units: n/a Gross Density of Project: n/a Net Density n/a
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

25. If residential, please indicate the following:

Number of renter-occupied units: n/a

Number of owner-occupied units: n/a

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 1.4%
Square Feet: 8,259 S.F.

Proposed Use: % of Impervious Surfaces: 61.7%
Square Feet: 366,650 S.F.

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? 9.34+/- AC. How much forest land will be removed? 6.29+/- AC.

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☒ Yes ☐ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres
☒ Non-tidal Acres 1.95+/- AC.

If "Yes", have the wetlands been delineated? ☐ Yes ☒ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

30. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☒ Yes ☐ No If "Yes", please describe : A portion of the SWM facility, parking area, and proposed building will lay within 100 feet of the stream

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
☐ Yes ☒ No

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: Wet Pond and associated storm drain system

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Discharge into adjacent wetlands

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 5.22+/- Acres 227,508 Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 4.42+/- AC./192,520 S.F. acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Grassed and Landscaped area, Stormwater Management

Where is the open space located? Throughout the site

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? DelDOT

36. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No

38. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 6,817

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1.0%

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. 2 connections to Route 24 (Existing 2-lane road)

40. Will the street rights of way be public, private, or town? n/a

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. n/a

43. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

44. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

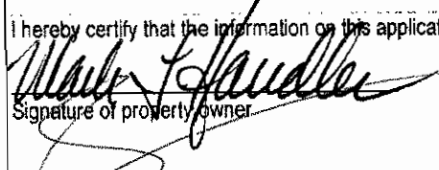
Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☐ Yes ☒ No If yes, please List them:

45. Please make note of the time-line for this project: Fall 2009

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.


Signature of property owner


Date

Signature of Person completing form
(If different than property owner)

Date

Signed application must be received before application is scheduled for PLUS review.

RE-ZONING FROM AR-1 TO B-1

1. TAX MAP 2-34-7-00, PARCELS 88.00, 91.00, & 92.01
 AREA: P. 88.00 = 10.497± AC. (DEED REFERENCE 2771/327)
 P. 91.00 = 0.454± AC. (DEED REFERENCE 2142/164)
 P. 92.01 = 2.689± AC. (DEED REFERENCE 3212/216)
 OWNER: PELICAN LANDING - ROUTE 24, LLC
 5169 WEST WOODMILL DRIVE
 SUITE 10
 WILMINGTON, DE 19808
 ZONED: AR-1 (AGRICULTURAL/RESIDENTIAL)
 TOTAL AREA OF DEVELOPMENT: 13.640± AC.

2. FLOOD ZONE: PROPERTIES ARE LOCATED WITHIN FLOOD ZONE A: NO BASE ELEVATION DETERMINED, ZONE AE (6%): SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION DETERMINED, ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FIRM MAP NUMBER 10005C0335J, MAP REVISED JANUARY 6, 2005.

3. SOIL TYPES:
RuA - RUMFORD LOAMY SAND, 0 TO 2 PERCENT SLOPES
RuC - RUMFORD LOAMY SAND, 2 TO 5 PERCENT SLOPES
Tm - TIDAL MARSH, SALTY
Fa - FALLSINGTON SANDY LOAM
Jo - JOHNSTON SILT LOAM

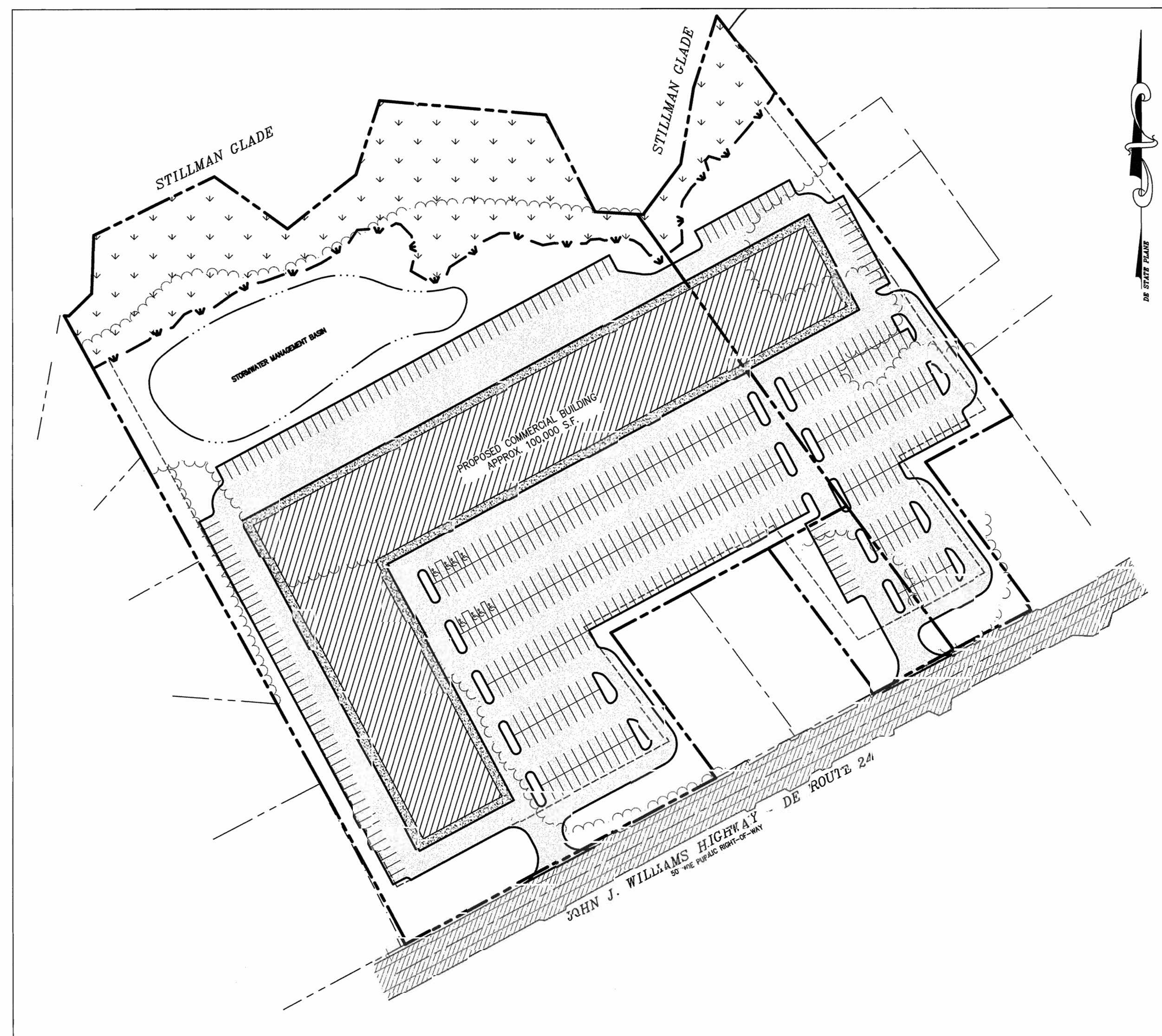
4. EXISTING ZONING REQUIREMENTS:
AR-1 (AGRICULTURAL/RESIDENTIAL)
MIN. LOT AREA = 20,000 S.F.
MIN. LOT WIDTH = 100'
MIN. LOT DEPTH = 100'
MAX. BUILDING HEIGHT = 42'
SETBACKS:
FRONT = 40'
SIDE = 15' (2 REQUIRED)
REAR = 20'

5. THIS URBAN CLASS SURVEY WAS FIELD SURVEYED BY McCrone, INC. IN MAY 2007.

PARKING REQUIREMENTS:

COMMERCIAL:
5 SPACES PER 1,000 S.F. GROSS LEASABLE AREA
GROSS LEASABLE AREA = 100,000 S.F.
REQUIRED SPACES = 500 SPACES
PROVIDED SPACES = 500 SPACES

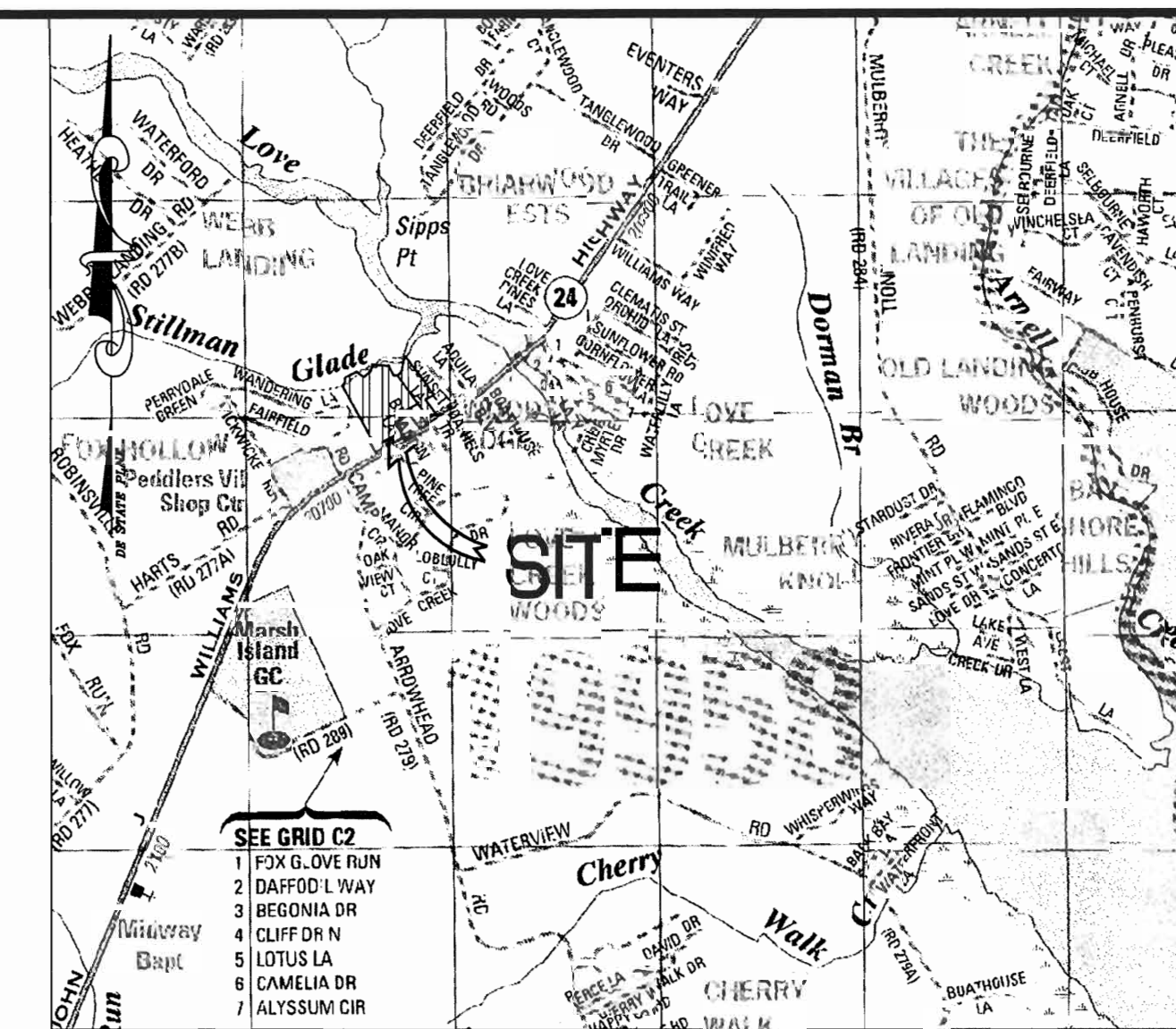
LOADING SPACES REQUIRED:
4 SPACES PER 40,000 S.F.-60,000 S.F.
+ 1 ADDITIONAL PER EACH 50,000 S.F. OVER 60,000 S.F.
LOADING SPACES REQUIRED = 5 (12'x40')
LOADING SPACES PROVIDED = 5



SITE PLAN
SCALE: 1"=100'

SHEET INDEX

NO.	SHEET NAME
1	COVER SHEET
2	BOUNDARY PLAT
3	SITE PLAN



SCALE: 1"=2000'±
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE No. 20705139

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		N/A
SETBACK LINE		N/A
R.O.W. LINE		N/A
ROAD CENTERLINE		N/A
EDGE OF CONCRETE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		N/A
PAINT STRIPE		N/A
EDGE OF TRAVEL LANE		N/A
PAVEMENT HATCH		
CONCRETE HATCH		N/A
GRAVEL HATCH		N/A
BUILDING OUTLINE		
BUILDING HATCH		
SIDEWALK		
SIDEWALK HATCH		
CONCRETE		
FENCE LINE		N/A
SIGN		N/A
EDGE OF POND/LAKE	N/A	
EDGE OF MARSH/WETLAND		N/A
WETLAND HATCH		N/A
WELL		N/A
OVERHEAD ELECTRIC		N/A
UTILITY POLE		N/A
GUY WIRE		N/A
SHRUB	N/A	

[illegible]

McCrone

- Engineering
- Environmental Sciences
- Construction Services
- Land Planning & Surveying

HANNAAPOLIS • CENTREVILLE • DOVER • ELKTON • RICHMOND • SALISBURY

119 MAYOR MILL ROAD, SUITE 6
SALISBURY, MD 21801

PHONE 410-546-1492 • FAX 110-546-2055

www.mccrone-inc.com

Copyright © 2007

DATE:	7-24-07
JOB NUMBER:	D2070043
SCALE:	AS SHOWN
DRAWN BY:	JP
DESIGNED BY:	HAH
APPROVED BY:	HAH
FOLDER REFERENCE:	N/A

COVER SHEET

FOR

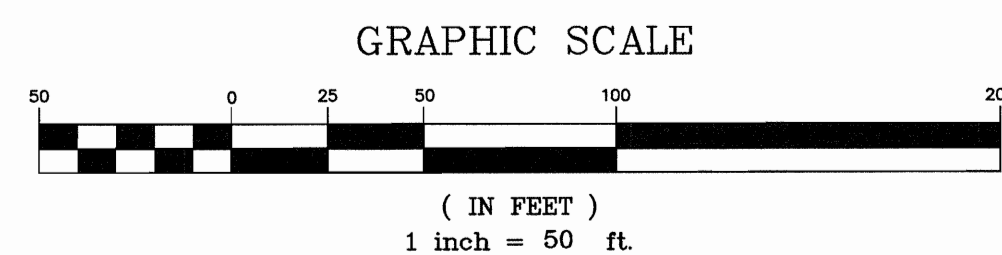
PELICAN LANDING

SUSSEX COUNTY, DELAWARE

Prepared For: PELICAN LANDING - ROUTE 24, LLC

SHEET NO.: 1 of 3

FILE NO.: Cover Sheet.DWG



DE STATE PLANE

[illegible]

McCRONE

- Engineering
- Construction Services
- Environmental Sciences
- Land Planning & Surveying

ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • RICHMOND • SALISBURY

119 MYNOR MILL ROAD, SUITE 6
SALISBURY, MD 21801

PHONE 410-548-1482 • FAX 210-548-2055

www.mccrone-inc.com Copyright © 2007

DATE:	7-24-07
JOB NUMBER:	D2070043
SCALE:	1"=50'
DRAWN BY:	JP
DESIGNED BY:	HAH
APPROVED BY:	HAH
FOLDER REFERENCE:	N/A

SITE PLAN	
FOR	
PELICAN LANDING	
SUSSEX COUNTY, DELAWARE	
Prepared For: PELICAN LANDING - ROUTE 24, LLC	

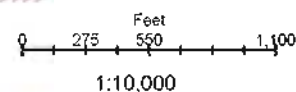
SHEET NO.:	3 of 3
FILE NO.:	Site Plan.DWG

SEAL _____
DATE _____

Preliminary Land Use Service (PLUS)

Pelican Landing
2007-08-02

-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture
- Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



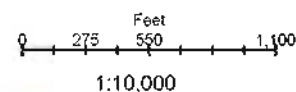
Produced by the Delaware Office of
State Planning Coordination.
www.state.de.us/planning



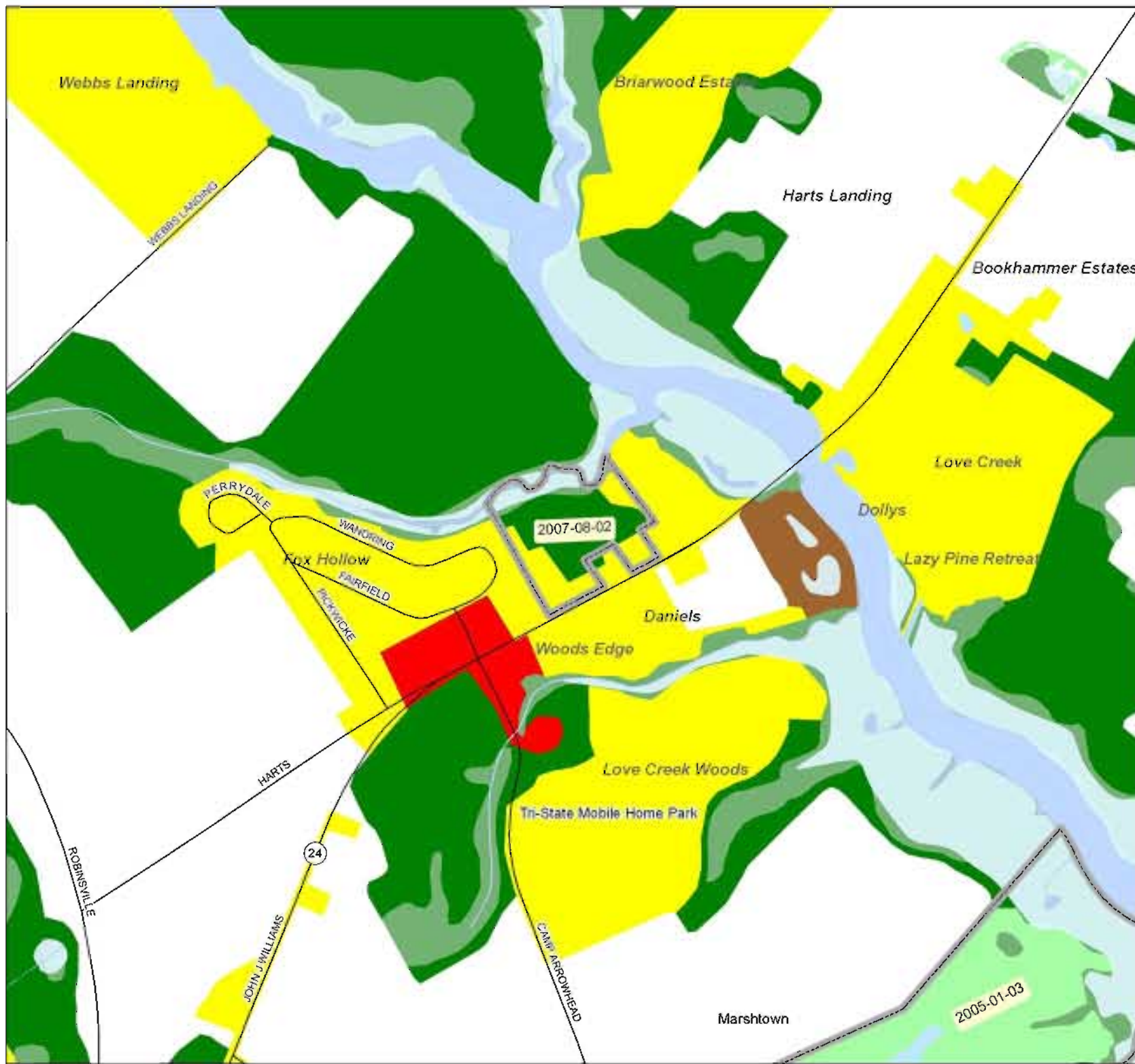
Preliminary Land Use Service (PLUS)

Pelican Landing
2007-08-02

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

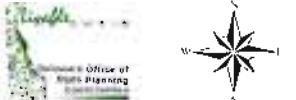
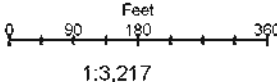


Produced by the Delaware Office of
State Planning Coordination.
www.state.de.us/planning



Preliminary Land
Use Service (PLUS)
Pelican Landing
2007-08-02

-  Project Area
-  Municipalities



Produced by the Delaware Office of
State Planning Coordination.
www.state.de.us/planning

